

CHADDS FORD TOWNSHIP

PLANNING COMMISSION MINUTES

Wednesday, February 28, 2007
(Rescheduled from Wednesday, February 14, 2007)

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, February 28, 2007. This meeting was rescheduled, as advertised, from February 14, 2007 due to adverse weather conditions. In attendance were Chairman William Taylor, Maurice Todd, Paul Vernon, Gary Whelan and Joe Barakat. Joe Mastronardo of Pennoni Associates, Inc. was also in attendance.

CALL TO ORDER

Mr. Taylor called the meeting to order at 7:30 P.M.

PUBLIC COMMENT - None

MINUTES

The Planning Commission (Vernon/Todd) motioned and approved the Minutes of the January 10, 2007 meeting. -

Ruggiero Development Group, LLC – Brandywine Summit Phase II

Representing this applicant, Michael Lyons, Esquire, briefly outlined this four building, 22-unit land development application consisting of 66,000 square feet of office at Brandywine Summit on Route 202. The property is fee simple ownership of the pad, with cross easements for parking, and a Declaration for the entire property. The project engineer, Kevin Matson of Kelly Engineers, opened a discussion of Pennoni Engineers' February 28, 2007, review letter by stating that they will comply with all of our Engineer's comments. He described that with regard to Item 12 of Pennoni's review letter, the berm has been retained and a retaining wall and a fence is to be constructed with all the required

landscaping. The two main concerns of neighboring residents in attendance were disturbance of the berm and its mature landscaping as well as ingress and egress on this site. Mr. Whelan mentioned to Mr. Lyons that this type of use does not physically require the amount of parking necessary for a retail use; however, because parking is stipulated in our Ordinance, the only way to address this issue would be by an application to the Zoning Hearing Board. On behalf of her neighbor Phyllis Albany and herself, resident Carol Carter, 9 Summit Drive, asked if the dead trees at the rear their property could be cleaned up and new trees planted. Ann Pounds, resident of 15 Longview Road, suggested that concerns of the residents might be resolved if this development had slightly less square footage so that less parking would be required.

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Comprehensive Plan

Mr. Todd suggested it would be helpful if the outline for the new Comprehensive Plan, started by Mr. Vernon, would be numbered as are the requirements for a Comprehensive Plan as detailed in the Municipalities Planning Code. This may aid in minimizing the size of our final document.

ADJOURNMENT

Upon a motion and second (Whelan/Vernon) the meeting was adjourned at 9:20 P.M.

Gail G. Force, Secretary